

100 next - 11/19/31 (cont)

31

New location - Land Adj 100' x 100', 50' deep front & rear - 100' deep to 21' 20".  
McKinley Blvd., Ohio. (Later, Youngstown, Ohio - same, O.)

Est. sales \$450 M

" prof. \$44,340. - 9.9%.

(Bartell's) similar

Front 114' M. 1st floor against 4% of gross sales = prof. \$400. + \$58 per sq.  
ft. in areas of 44.00 M.

114' of sto. engagement smaller than Bartell's.  
Sales est. per ft. \$400. (70% N.B.)

Sale quarters, office, & kitchen on main floor.

Constr. cost \$39,000.

Dr.

"Letting the Youngstown area of Ig stores." - C.E.T.

New location -

Rosemont Shopping Ctr., Philadelphia, Pa.

35 x 100' building job, Ig. rep for work - And has fine windows.

A good Penn market doing \$137,000 per wk. (longer payback)  
at Ig W.Z. Great store - 20,000 sq. ft.

"A fine development; you'll not go wrong here." - C.E.T.

Est. sales = \$550 M.

" prof. = 47 M. - 8.57%.

Min. rent \$34,500. - 5% raise / 5 years

7% over 500M.

5% to 100M - \$20,000.

4% to 50M - \$10,000.

Total \$23,000.

Constr. cost = \$16.8 M.

1465' ctrs.

Est. sales per ft. = 375.

Sales ratio - 160 M/100 M. (C.E.T.)

400 M/100 M. (H.J.H.)

550 M (H.E.R.)

Anal. 11/21/31 (G.J.H.)

Burrowing so far to be 136'; need another foot." - H.J.H.

"Jeway Drug is the only thing in drugs in Phila. - real comp., up  
in Hazelton, Pa. (lower comp. than O.W.M. - C.E.T.)

30 stock pts.

621 - Lakewood Buff 7.3

"Young job" - Disease

2 - 1132 - 19,000.